



CUMBERLAND
★ COUNTY ★
NORTH CAROLINA

2017 Tax Revaluation

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Tax Administrator

Assessed Value vs Taxable Value

	Total 2017 Assessed Value	\$19,355,531,016
	Total Exclusions:	575,860,918
	Total 2017 Beginning Taxable Value:	\$18,779,670,098

The 2017 beginning taxable value can be increased/reduced by:

- Results of appeals
- New applications for exemptions/exclusions/deferments
 - Elderly Exclusions
 - Disabled Exclusions
 - Disabled Veterans Exclusions
 - Builder's Inventory
 - Other Exclusion/Exemptions
- Changes in legislation

The Bottom Line

Countywide, the total real property taxable value has declined 2.9%

Total 2016 Taxable Value (2009 rates)	Total 2017 Beginning Taxable Value	Percent Difference
\$19,340,091,923	\$18,779,670,098	-2.9%

Estimated Net Reduction in Value: **\$560,421,825**

Which Equates to: **\$4,147,122** (at the County Tax Rate of \$0.74)

2017 Revaluation

Details of the Assessed Value

Assessed Value Change by Property Type

Type	2016 Value	2017 Value	% Change
Residential	\$14,706,669,871	\$13,980,882,539	- 4.9%
Commercial	\$ 5,087,454,063	\$ 5,288,652,239	+ 4.0%
Industrial	\$ 86,682,317	\$ 85,996,238	- 0.8%
Total	\$19,880,806,251	\$19,355,531,016	- 2.6%

Assessed Value Shift in the Tax Base

2016 Real Property Tax Base (2009 Values)

Property Type	2016 Value	Percent of Tax Base
Residential	\$14,706,669,871	74%
Commercial/ Industrial	\$5,174,136,380	26%
Total	\$19,880,806,251	100%

2017 Real Property Tax Base (2017 Values)

Property Type	2017 Value	Percent of Tax Base
Residential	\$13,980,882,539	72%
Commercial/ Industrial	\$5,374,648,477	28%
Total	\$19,355,531,016	100%

Assessed Value Residential

Type	2016 Value	2017 Value	Percent Change
Single Family Residential	\$13,549,012,048	\$12,859,697,682	- 5.1%
Multi-Family	\$ 77,617,919	\$ 76,803,261	- 1%
Condominiums	\$ 342,191,138	\$ 236,166,800	- 31%
Residential Vacant Land	\$ 737,848,766	\$ 808,214,796	+ 9.5%

Assessed Value Commercial

Type	2016 Value	2017 Value	Percent Change
Apartments	\$1,460,407,573	\$1,445,571,400	- 1.0%
Shopping Centers	\$ 710,531,398	\$ 788,563,400	+ 11.0%
Mobile Home Parks	\$ 57,471,623	\$ 59,394,500	+ 3.3%
Motel/Hotels	\$ 199,388,110	\$ 210,909,400	+ 5.8%
Mini-Storage Warehouse	\$ 100,293,811	\$ 112,135,466	+ 12.0%
Industrial	\$ 86,481,160	\$ 85,808,846	- 1.0%
Commercial Vacant Land	\$ 227,095,039	\$ 255,923,983	+ 13.0%

Total Assessed Value Municipality Change

Municipality	2016	2017	Difference	% Chg
Fayetteville	\$12,391,384,662	\$11,956,196,254	-\$435,188,408	-3.5%
Hope Mills	\$986,275,704	\$983,721,754	-\$2,553,950	-0.3%
Spring Lake	\$410,471,517	\$404,243,944	-\$6,227,573	-1.5%
Stedman	\$85,097,670	\$85,280,954	\$183,284	+0.2%
Wade	\$31,981,849	\$32,427,359	\$445,510	+1.4%
Falcon	\$13,140,421	\$13,386,868	\$246,447	+1.9%
Godwin	\$6,408,290	\$6,698,554	\$290,264	+4.5%
Linden	\$7,248,032	\$7,146,426	-\$101,606	-1.4%
Eastover	\$258,494,415	\$262,858,602	\$4,364,187	+1.7%

Residential Assessed Value Municipality Change

Municipality	2016	2017	Difference	% Chg
Fayetteville	\$8,393,655,728	\$7,789,661,877	-\$603,993,851	-7.2%
Hope Mills	\$712,321,787	\$690,017,271	-\$22,304,516	-3.1%
Spring Lake	\$146,014,232	\$134,957,443	-\$11,056,789	-7.6%
Stedman	\$70,245,621	\$71,054,603	\$808,982	+1.2%
Wade	\$28,529,945	\$28,760,809	\$230,864	+0.8%
Falcon	\$11,173,841	\$11,473,234	\$299,393	+2.7%
Godwin	\$6,104,192	\$6,376,710	\$272,518	+4.5%
Linden	\$6,767,156	\$6,662,178	-\$104,978	-1.6%
Eastover	\$236,409,170	\$239,355,371	\$2,946,201	+1.2%

Commercial Assessed Value Municipality Change

Municipality	2016	2017	Difference	% Chg
Fayetteville	\$3,999,633,084	\$4,168,445,982	\$168,812,898	+4.2%
Hope Mills	\$273,953,917	\$293,704,483	\$19,750,566	+7.2%
Spring Lake	\$264,457,285	\$269,286,501	\$4,829,216	+1.8%
Stedman	\$14,852,049	\$14,226,351	-\$625,698	-4.2%
Wade	\$3,451,904	\$3,666,550	\$214,646	+6.2%
Falcon	\$1,966,580	\$1,913,634	-\$52,946	-2.7%
Godwin	\$304,098	\$321,844	\$17,746	+5.8%
Linden	\$480,876	\$484,248	\$3,372	+0.7%
Eastover	\$22,085,245	\$23,503,231	\$1,417,986	+6.4%

Another Way to Look at It

2017 New Value Notices

- 62% of properties had a value reduction
- 29% of properties had a value increase
- 9% of properties were “no value change”

Hurricane Damage Assessment

Total Signed Out	1,291
Visited to Date	1,286
Warranted Value Adjustment	643
Adjustment in January 31 Notice	614
Adjustment will be in Second Notice (April)	29

- Each notice will have an insert detailing how to report hurricane storm damage
- We are still receiving calls and notifications of damage, so these numbers continue to change

2017 Assessment Notices



CUMBERLAND COUNTY 2017 REVALUATION NOTICE OF ASSESSMENT THIS IS NOT A BILL

FEBRUARY 2, 2017

PIN:
SITUS:
DESCRIPTION:

NBHD:

MARKET VALUE:
LAND USE VALUE:

RETURN THE APPEAL FORM ONLY IF YOU ARE APPEALING THE VALUE

2017 REVALUATION INFORMAL APPEAL FORM (RETURN THIS FORM WITH ALL PERTINENT INFORMATION ATTACHED)

IF IT IS YOUR INTENTION TO APPEAL THE 2017 REASSESSMENT VALUE, YOU MUST RETURN THIS FORM WITHIN THIRTY (30) CALENDAR DAYS FROM THE NOTICE DATE PRINTED ABOVE.

FEBRUARY 2, 2017
OWNER:
SITUS:

PIN:

NBHD:
MARKET VALUE:
LAND USE VALUE:

LEGAL DESCRIPTION:

Appeal Calendar

Event	Calendar
Notices are Mailed	January 31
Notices are Dated	February 2
30-Day Informal Appeal Period Begins	February 2
Call Center is Operational (678-7800)	February 1 - 28
Appointments to meet with an Appraiser	Feb 13 – March 31
Informal Appeal Period Ends	March 3
Begin Accepting Formal Board of Equalization and Review (BER) Appeals	March 4
BER Convenes to hear appeals	April 3
BER Adjourns from accepting new appeals	5 p.m. on May 31

Informal Appeal

Questions about an assessed value?

- Property owners can call us at 678-7800 (Call Center Number)
- Appraisers in the Call Center will be able to:
 - Review the property record card
 - Answer questions about the assessed value
 - Explain the revaluation process
 - Schedule an appointment to meet with an appraiser
 - Explain how to submit a written informal appeal

Appeal Support

What to provide the tax office

- Documentation that supports a different value
- Recent fee appraisal
- Comparative Market Analysis
- Comparable sales collected by property owner
- 3 Years of Income & Expense information (income properties)
- Pictures showing the condition of the property
- Anything else property owner feels is important to the appeal
- Percent change in value alone does not justify an appeal

Appeals – What to Expect

- In 2009:
 - 128,599 parcels received notices
 - 15,000 filed informal appeals (11.7%)
 - 1,573 appealed to the BER (1.2%)
 - 1,414 appeals resolved with the citizens without a hearing
 - 159 had hearings before the BER
 - 19 appealed to the Property Tax Commission (PTC)
 - 3 had hearings before the PTC

- In 2017: 133,510 parcels received notices
 - **ALL CITIZENS FILING A TIMELY APPEAL WILL BE HEARD**

Key Deadline Dates

- Informal appeals will be accepted through
March 3, 2017
 - Decision Mailed within 90 Days

Formal BER appeals must be submitted to the
Cumberland County Tax Office in writing
by 5:00 p.m. on May 31, 2017
to be considered timely

Contact Information

Revaluation Call Center: 678-7800

February 1 – 28

8 a.m. – 5 p.m. / Mon, Wed, Fri

8 a.m. – 7 p.m. / Tue, Thu

Email to File an Appeal:

revalappeals@co.cumberland.nc.us

Customer Service: 678-7507

8 a.m. – 5 p.m. / Mon – Fri

County's website at: www.co.cumberland.nc.us/tax